

City of Plainwell



Brad Keeler, Mayor
Lori Steele, Mayor Pro-Tem
Cathy Green, Council Member
Roger Keeney, Council Member
Randy Wisnaski, Council Member

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"The Island City"

AGENDA (AMENDED)
Plainwell City Council
Monday, January 27, 2025 - 7:00PM
Plainwell City Hall Council Chambers

1. **Call to Order**
2. **Invocation**
3. **Pledge of Allegiance**
4. **Roll Call**
5. **Approval of Minutes – 01/13/2025 Regular Meeting**
6. **General Public Comments**
7. **County Commissioner Report**
8. **Agenda Approval**
9. **Mayor's Report**
10. **Recommendations and Reports:**

A. City – Ordinance #399 – Michigan Gas Utilities Franchise

Council will consider approving Ordinance #399, granting Michigan Gas Utilities permission to lay and maintain gas lines in public right of ways within the City of Plainwell for a period of ten years.

B. City – Special Event Permit 25-01 – Dean's Ice Cream

Council will consider approving Dean's Ice Cream Special Event Permit.

C. City – Other Post-Employment Benefit 'OPEB' Trust Contribution

Council will consider approving a transfer of \$9,949.00 into the OPEB Trust to cover the actuarially determined 'normal cost' for employees covered by the City of Plainwell Retiree Medical Benefit Plan.

D. City – Consideration of the sale of land in Industrial Park Purchase Agreement for Vacant Industrial Land

Council will consider approving the sale of ~~land located in Industrial Park and authorizing the City Manager to execute the sale~~ approximately 28 (or 15) acres of real property located at 830 Miller Road, Plainwell, MI 49080, parcel ID 55-020-056-00, and authorizing

Note: All public comment limited to two minutes, when recognized please rise and give your name and address.

the City Manager and City Clerk to enter into a purchase/sale agreement for the property subject to final approval by the City Manager and City Attorney. Further authorize the City Manager and City Clerk to execute documents or other agreements as necessary to close on the sale of the property, subject to final review by the City Manager and Attorney, and authorize the City Manager and City Attorney to take any steps necessary to effectuate the sale of the property subject to this motion.

E. City – Resolution 2025-06 – A Resolution of support for the West Michigan Trails Regional Trails Master Plan

Council will consider adopting Resolution 2025-06 as presented.

F. DPS – Sale of a 2016 Ford Explorer SUV, previously used as the Chief’s vehicle

Council will consider approving the sale of a 2016 Ford Explorer SUV with the minimum sale price being \$9,000.

11. **Communications:** The December Department of Public Safety and Water Renewal reports, the 12/10/2024 DDA/BRA/TIFA meeting minutes and the 12/12/2024 Parks & Trees meeting minutes.
12. **Accounts Payable - \$235,661.43**
13. **Public Comments**
14. **Staff Comments**
15. **Council Comments**
16. **Adjournment**

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Reports & Communications:

A. City – Ordinance #399 – Michigan Gas Utilities Franchise

This Ordinance pertains to public right of way use by Michigan Gas Utilities, and will remain effective for ten years. The Ordinance grants Michigan Gas Utilities access to right of ways within the City of Plainwell for the purpose of laying and maintaining gas pipes, mains, conduits, valves, drips and all necessary appurtenances required to conduct and operate a natural gas business and distribution system. The prior franchise agreement, Ordinance #333 approved in 2004, was the template for Ordinance #399. Changes between the two Ordinances are noted in red in the document following the draft of Ordinance #399.

Recommended action: Consider approving Ordinance #399 as presented.

B. City – Special Event Permit 25-01 – Dean’s Ice Cream

Dean’s Ice Cream has submitted Special Event Permit 25-01, requesting permission to close Sherwood St. between Sterling and Oak from 4pm until 8pm every Monday night beginning April 14th, 2025 through October 6th, 2025 for a car show.

Recommended action: Consider approving Dean’s Ice Cream Special Event Permit.

C. City - OPEB Trust Contribution

The City maintains a Trust Fund for its Retiree Medical Plan, which is an “other post-employment benefit” (OPEB) offered to members of the POLC and SEIU labor groups. The City recognizes liabilities on its annual financial statements for future costs associated with the Plan, which are determined by an annual actuarial valuation. Per Governmental Account Standards, costs associated for covered employees hired after June 30, 2018 are required to be deposited into a separate Trust account to be paid out in the future when the costs are actually incurred.

Recommended action: Consider approving a transfer of \$9,949.00 into the OPEB Trust to cover the actuarially determined ‘normal cost’ for employees covered by the City of Plainwell Retiree Medical Plan.

D. City – Consideration of ~~land sale in Industrial Park~~ Purchase Agreement for Vacant Industrial Land

The City has received offers from two parties interested in purchasing land in Industrial Park. Offer 1 from USA Earthworks is for 15 acres. Offer 2 from Complete Remarketing Services is for 28 acres. ~~Further details will be shared when available.~~

Recommended action: Consider approving the sale of ~28 (or 15) acres of real property located at 830 Miller Road, Plainwell, MI 49080, parcel ID 55-020-056-00, and authorizing the City Manager and City Clerk to enter into a purchase/sale agreement for the property subject to final approval by the City Manager and City Attorney. Further authorize the City Manager and City Clerk to execute documents or other agreements as necessary to close on the sale of the property, subject to final review by the City Manager and Attorney, and authorize the City Manager and City Attorney to take any steps necessary to effectuate the sale of the property subject to this motion. ~~the sale of land located in Industrial Park and authorizing the City Manager to execute the sale.~~

E. City – Resolution 2025-06 – A Resolution of support for the West Michigan Trails Regional Trails Master Plan

The City of Plainwell has been working with several communities and the West Michigan Trails Organization to develop a 42-mile non-motorized trail from Kalamazoo Township to Kent County. Work began in 2015 with a Planning Study by the Wightman Group for the River to River Trail, which was completed in 2018. Since then, the West Michigan Trails Organization has been developing and repairing trails in West Michigan according to that Planning Study. Their recent Master Plan highlights top projects.

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Plainwell is listed in the Phase 1: Priority Projects section, along with the City of Wayland, Wayland Township and Gun Plain Township. Approximately 1.5 miles of trail are located within Plainwell city limits, along the interurban trail behind Thurl Cook park.

Recommended action: Consider adopting Resolution 2025-06 as presented.

F. DPS – Sale of 2016 Ford Explorer SUV previously used as the Chief’s vehicle

In November of 2024 the Chief’s vehicle was totaled after an accident. A 2016 Ford Explorer SUV was purchased from a dealer to replace it. After purchasing the 2016 Ford SUV, the Gun Lake Tribal Police donated a used 2018 Ford SUV Patrol vehicle to the agency. After careful evaluation, it has been determined that selling the 2016 Ford SUV is in the best financial interest of the department and the city.

Recommended action: Consider approving the sale of the 2016 Ford Explorer SUV with the minimum sale price being \$9,000.

Reminder of Upcoming Meetings

- February 05, 2025 – Planning Commission – 6:30pm
- **February 10, 2025 – City Council – 7:00pm**
- February 11, 2025 – DDA/BRA/TIFA – 7:30am
- February 13, 2025 – Parks & Trees – 5:00pm
- February 19, 2025 – Planning Commission – 6:30pm

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